

LPA

*Site Concept Studies Workshop II*

CITY OF BRENTWOOD

JULY 31, 2007





## ***Construction***

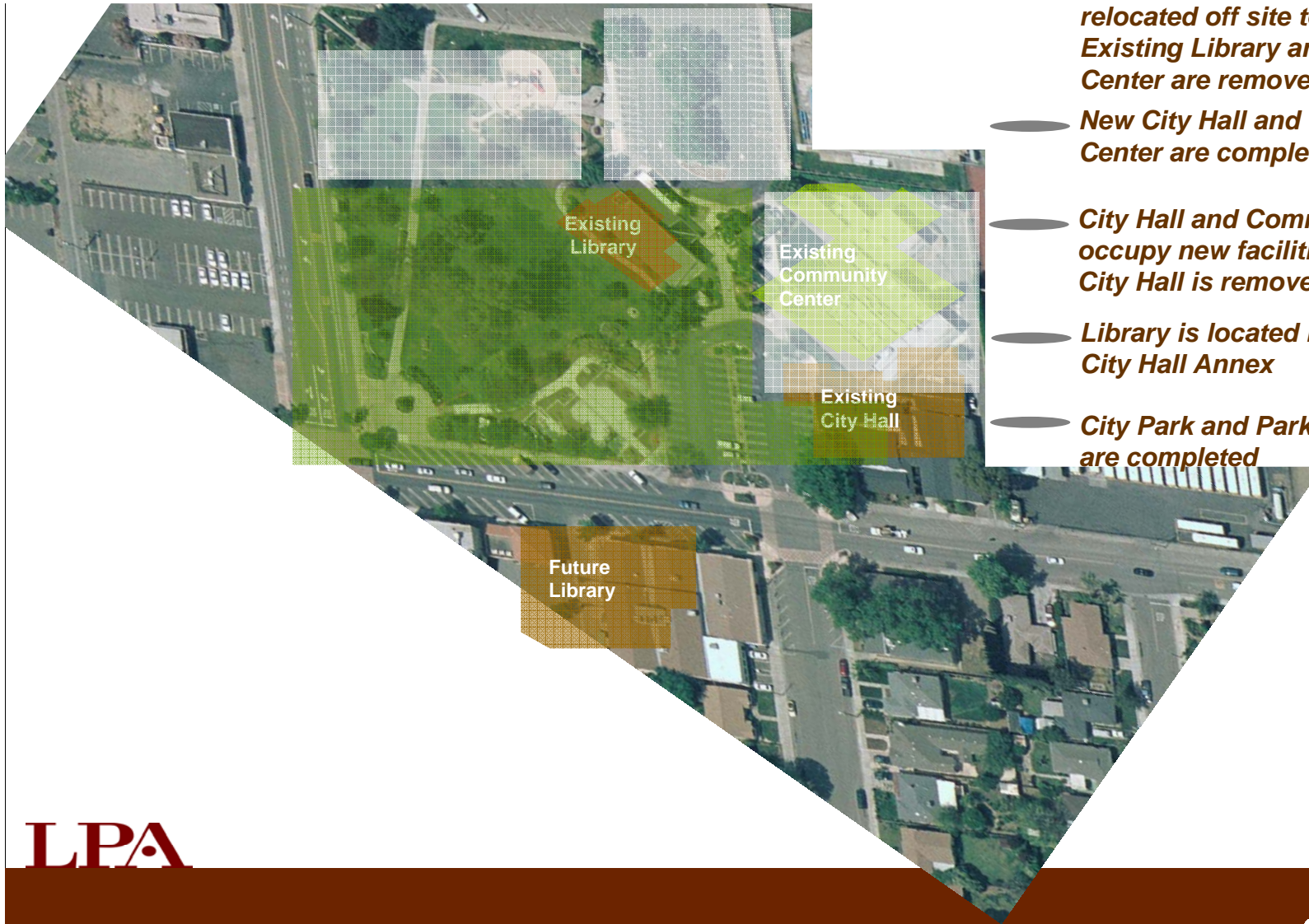
How is this project built?

# Option One and Two



- Library and Community Center are relocated off site temporarily. Existing Library and Community Center are removed.
- New Civic Center Buildings are completed in one phase saving considerable time and money.
- City Hall and Community Center occupy new facilities and existing City Hall is removed.
- Library is located into remodeled City Hall Annex
- City Park is completed

# Option Three and Four

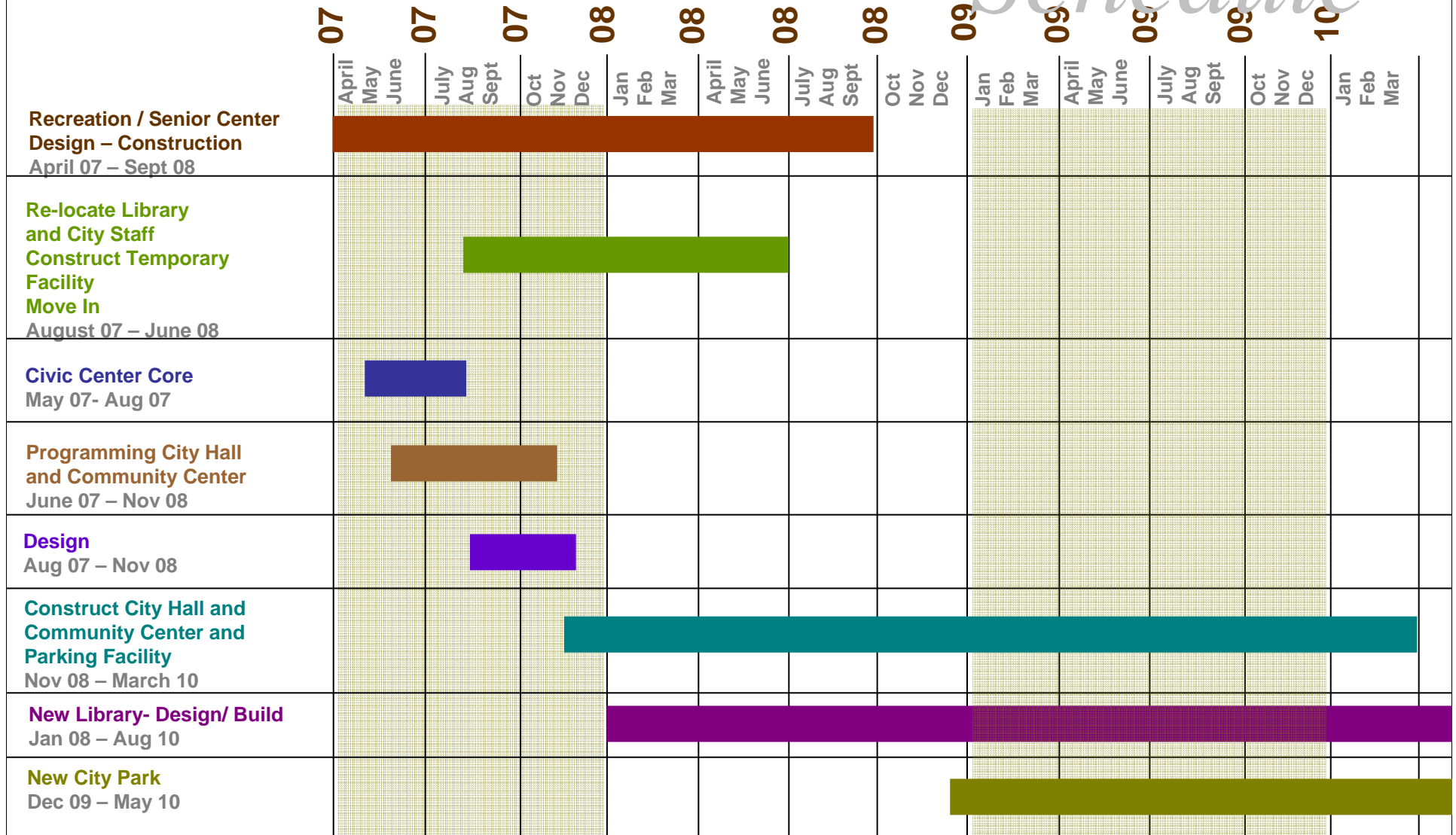


- Library and Community Center are relocated off site temporarily. Existing Library and Community Center are removed.
- New City Hall and Community Center are completed.
- City Hall and Community Center occupy new facilities and existing City Hall is removed.
- Library is located into remodeled City Hall Annex
- City Park and Parking Structure are completed

— ***Schedule***  
What happens next?



# Schedule



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WHAT HAPPENS NEXT ?



# *Schedule*

- **August 14**  
Master Plan Recommendation Brought To Council
- **August 29 @ 6:00**  
Community Center and Park Programming Workshop

# ***Library Relocation Considerations***

Jon Novero



## — Discussion

What do you think?



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*Thank-You*





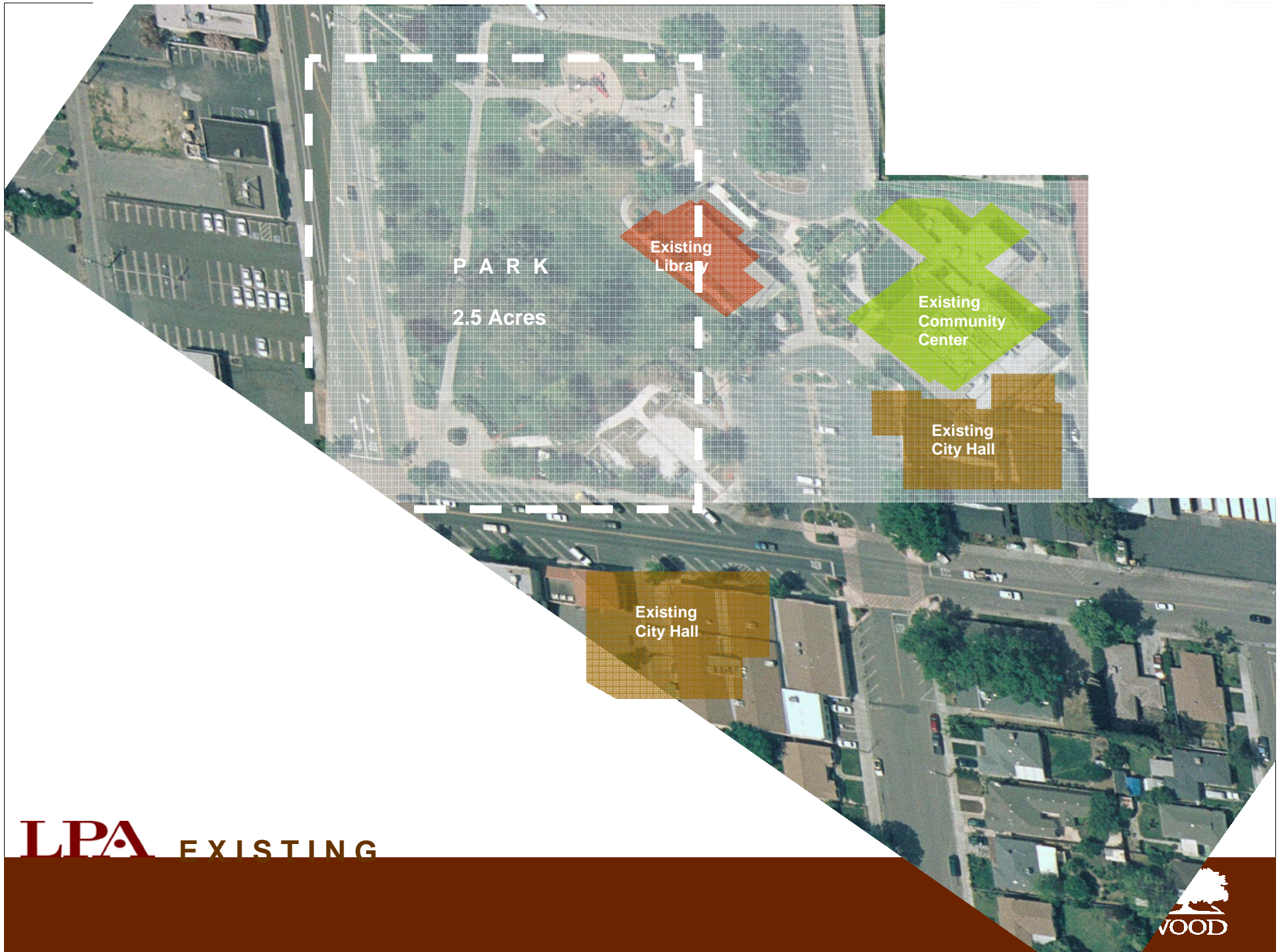
## ***Revised Planning Alternatives***

Options One Through Four

### Considerations:

- 1.Include new Community Center, City Hall, Parking Structure
- 2.Include new Library within existing City owned building.
- 3.Options to be built in one phase to minimize interim moves and phased construction.





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## ***Option 1***

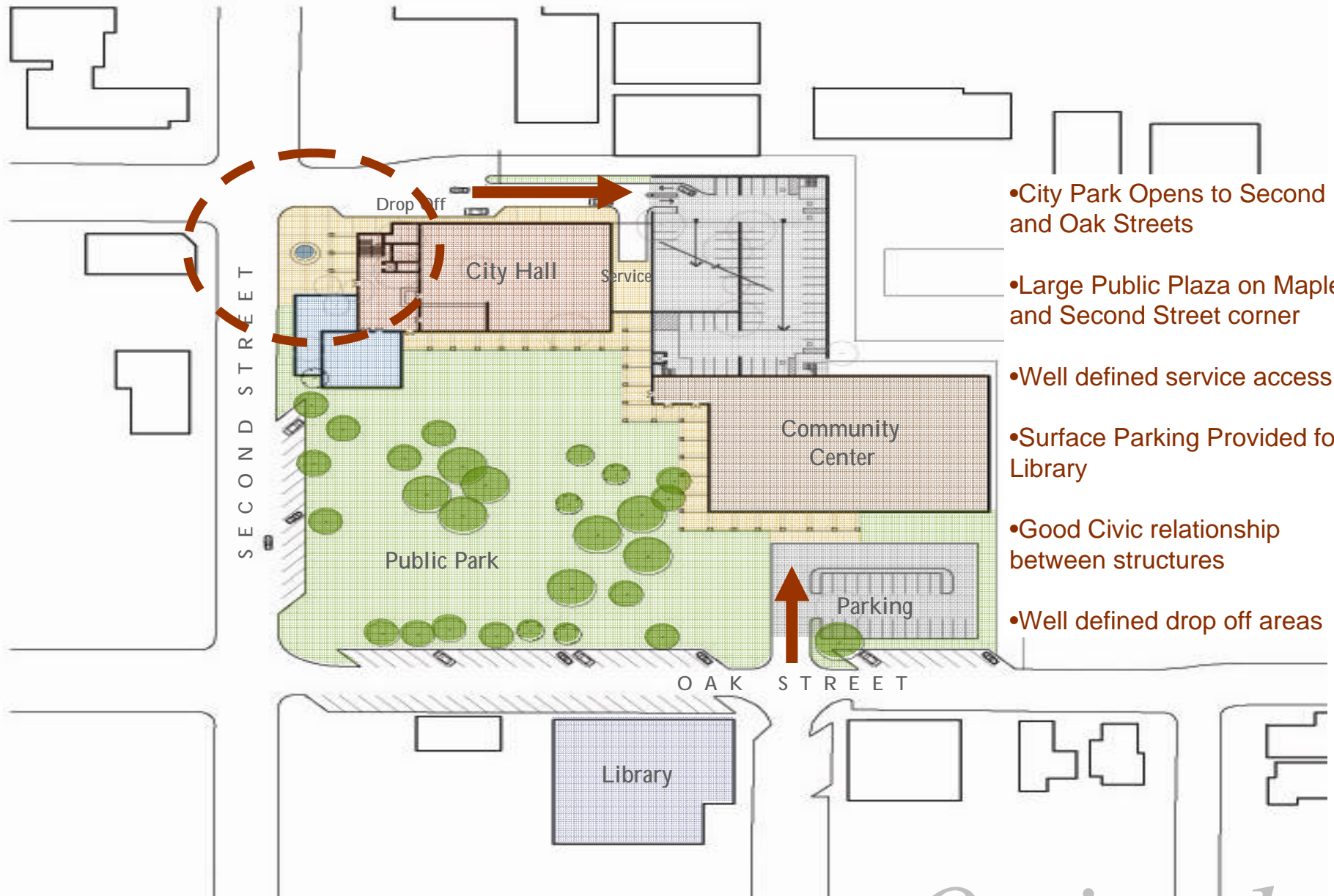
City Hall Moves North and is Oriented  
East/ West

Community Center Fronts Oak Street

City Park at Corner of Oak and Second

Public Plaza at Maple and Second





- City Park Opens to Second and Oak Streets
- Large Public Plaza on Maple and Second Street corner
- Well defined service access
- Surface Parking Provided for Library
- Good Civic relationship between structures
- Well defined drop off areas

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*Option 1*





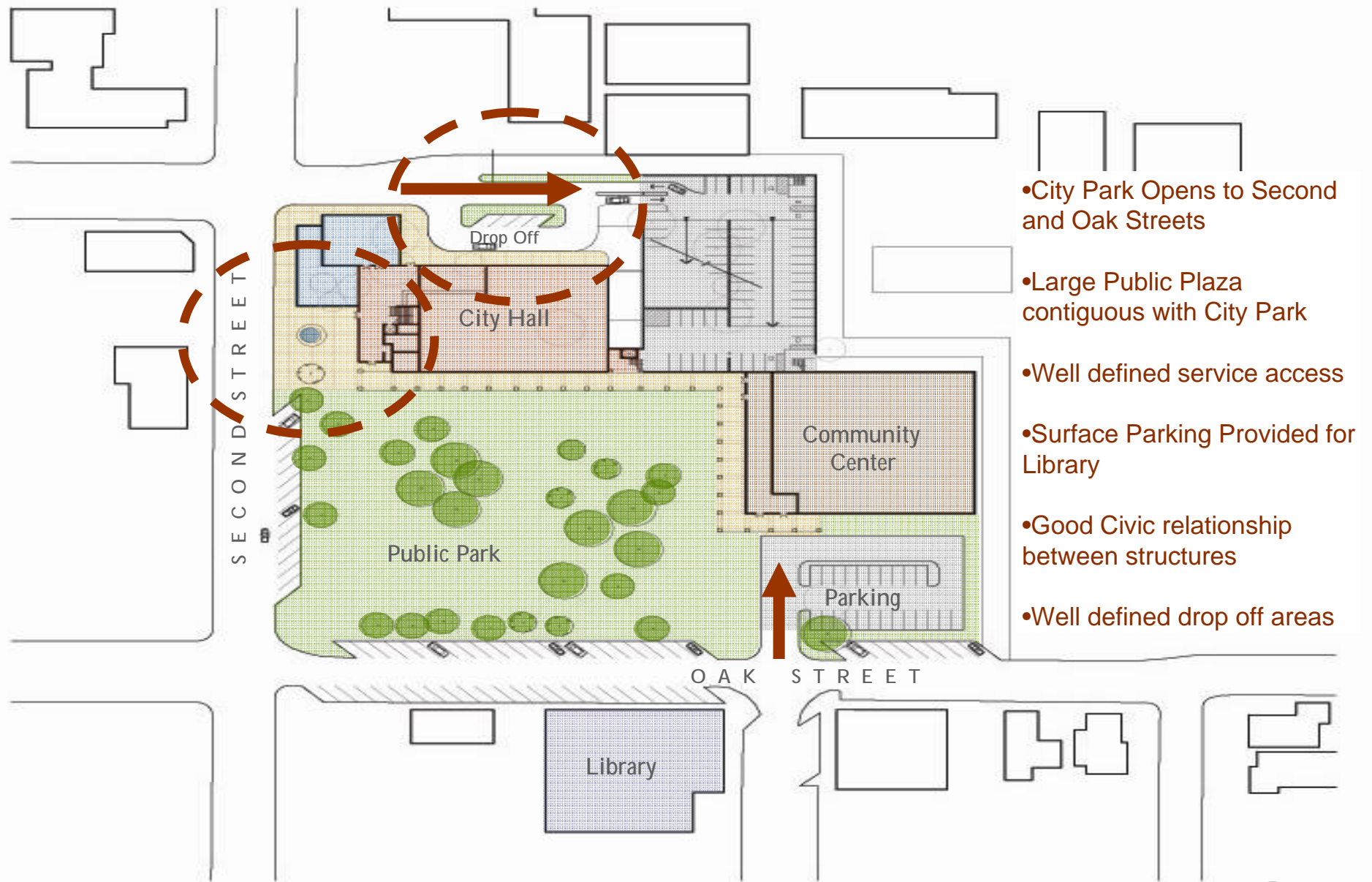
## ***Option 2***

City Hall Moves North and is Oriented  
East/ West with added  
“Loop Drop Off”

Community Center Fronts Oak Street  
and is More Square Shaped

City Park at Corner of Oak and Second

Public Plaza Contiguous with Park



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Option 2



### **Option 3**

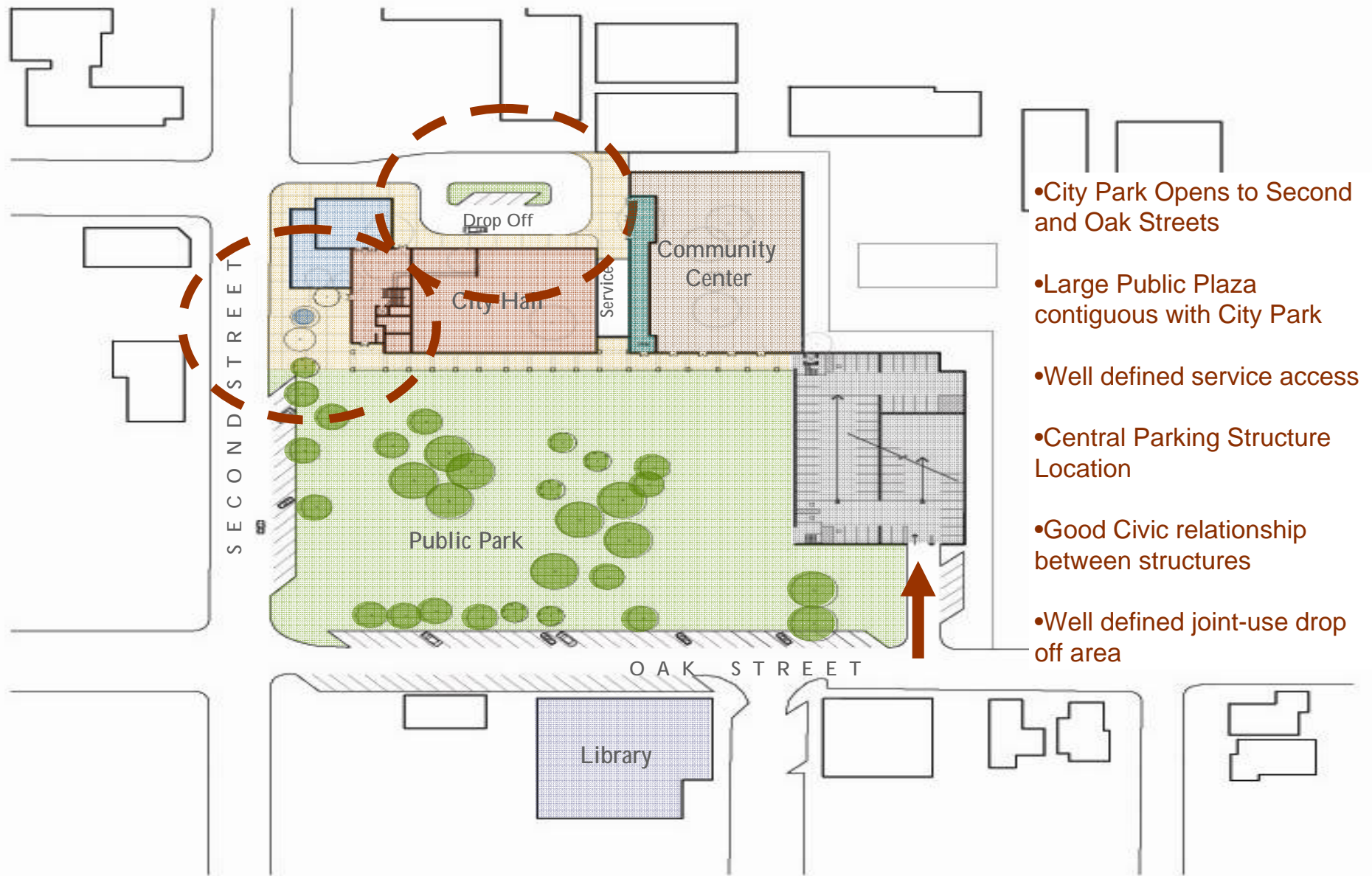
City Hall Moves North and is Oriented  
East/ West with added  
“Loop Drop Off”

Community Center is Adjacent To City  
Hall

City Park at Corner of Oak and Second

Public Plaza Contiguous with Park

Parking Structure Accessed From Oak  
Street



- City Park Opens to Second and Oak Streets
- Large Public Plaza contiguous with City Park
- Well defined service access
- Central Parking Structure Location
- Good Civic relationship between structures
- Well defined joint-use drop off area

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Option 3



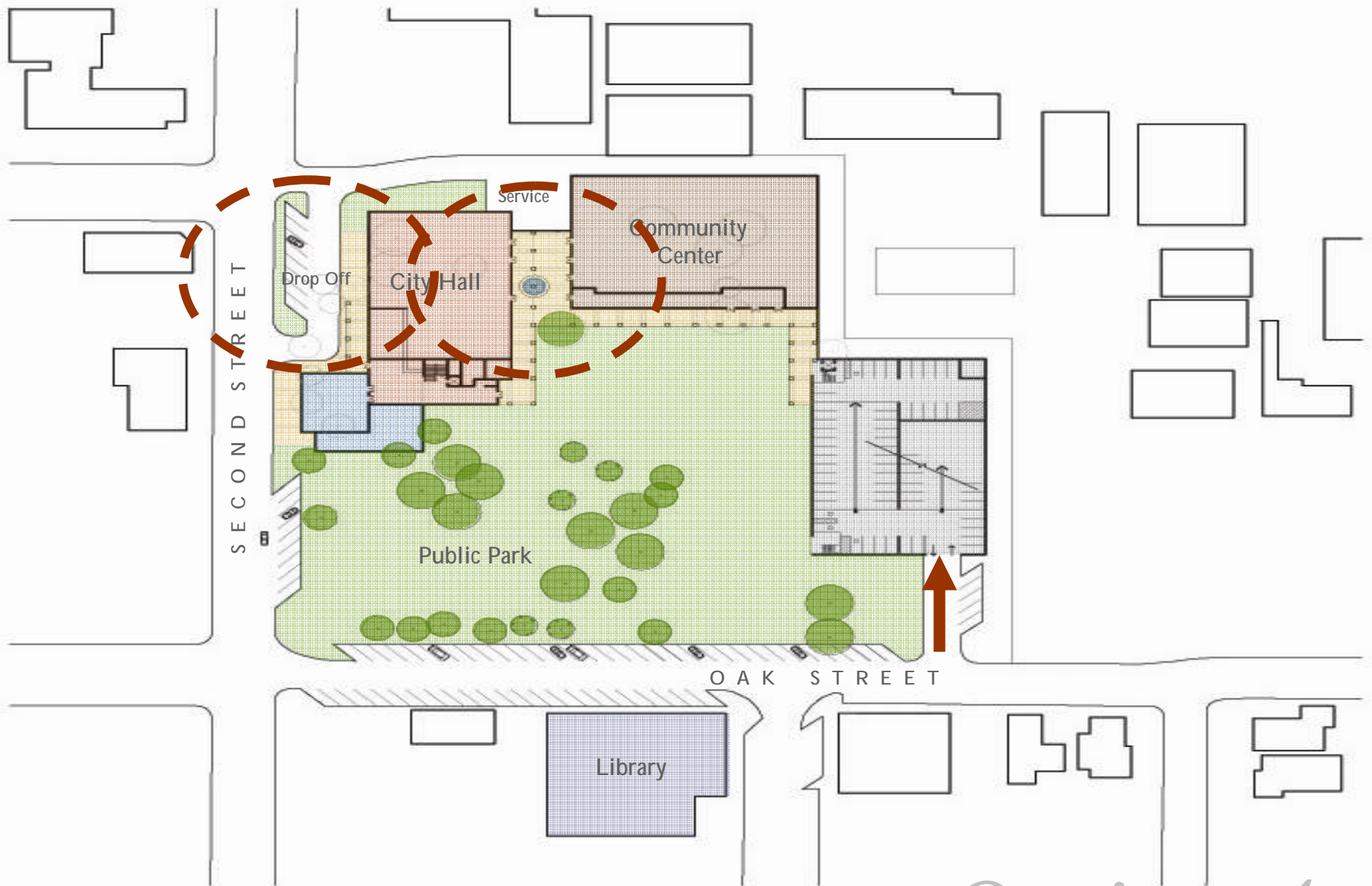
## **Option 4**

City Hall Moves North and is Oriented North/ South  
with added  
And expanded “Loop Drop Off”

Community Center is Linked to City Hall over an  
exterior Courtyard

City Park at Corner of Oak and Second

Parking Structure Accessed From Oak Street

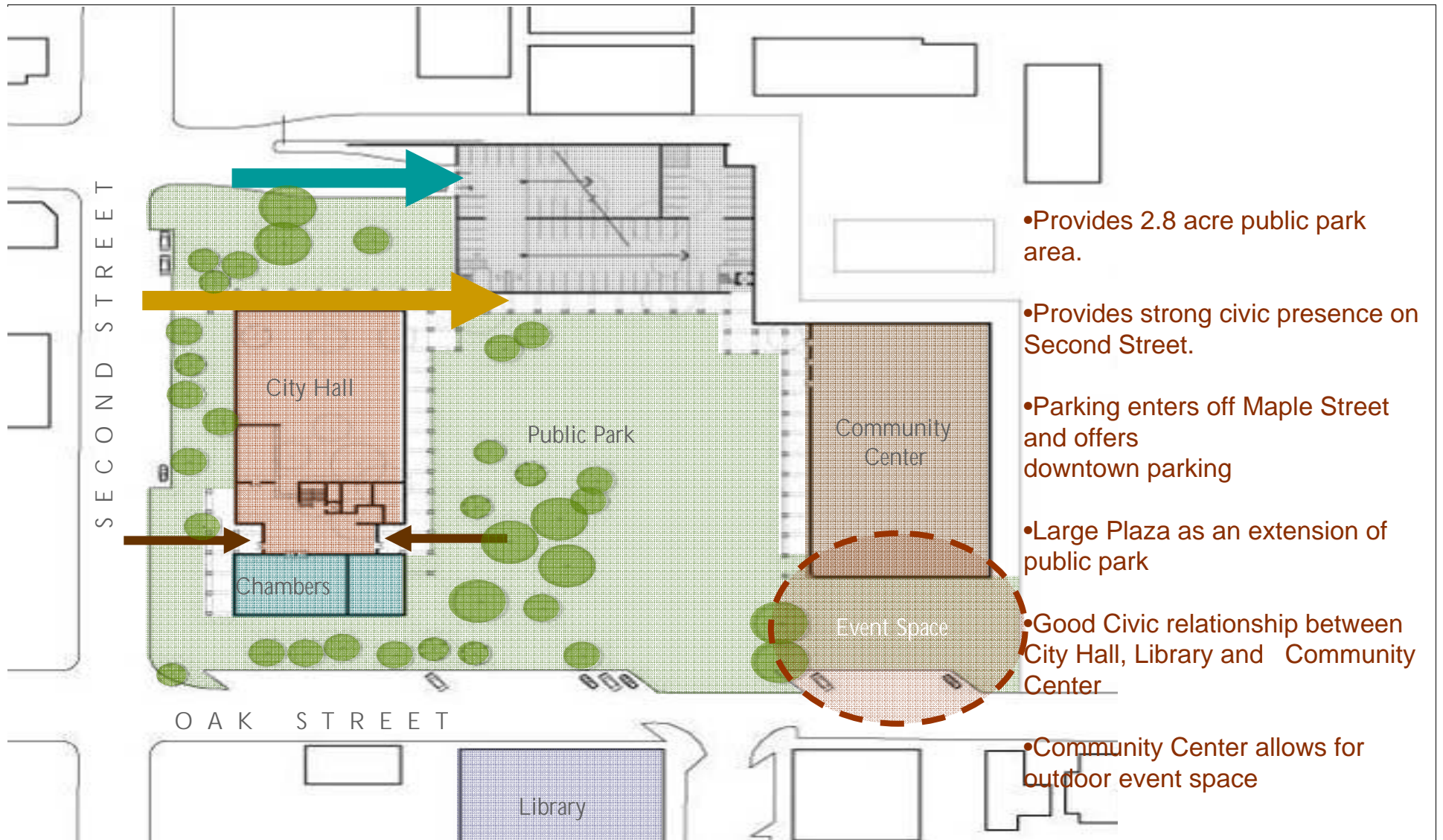


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Option 4







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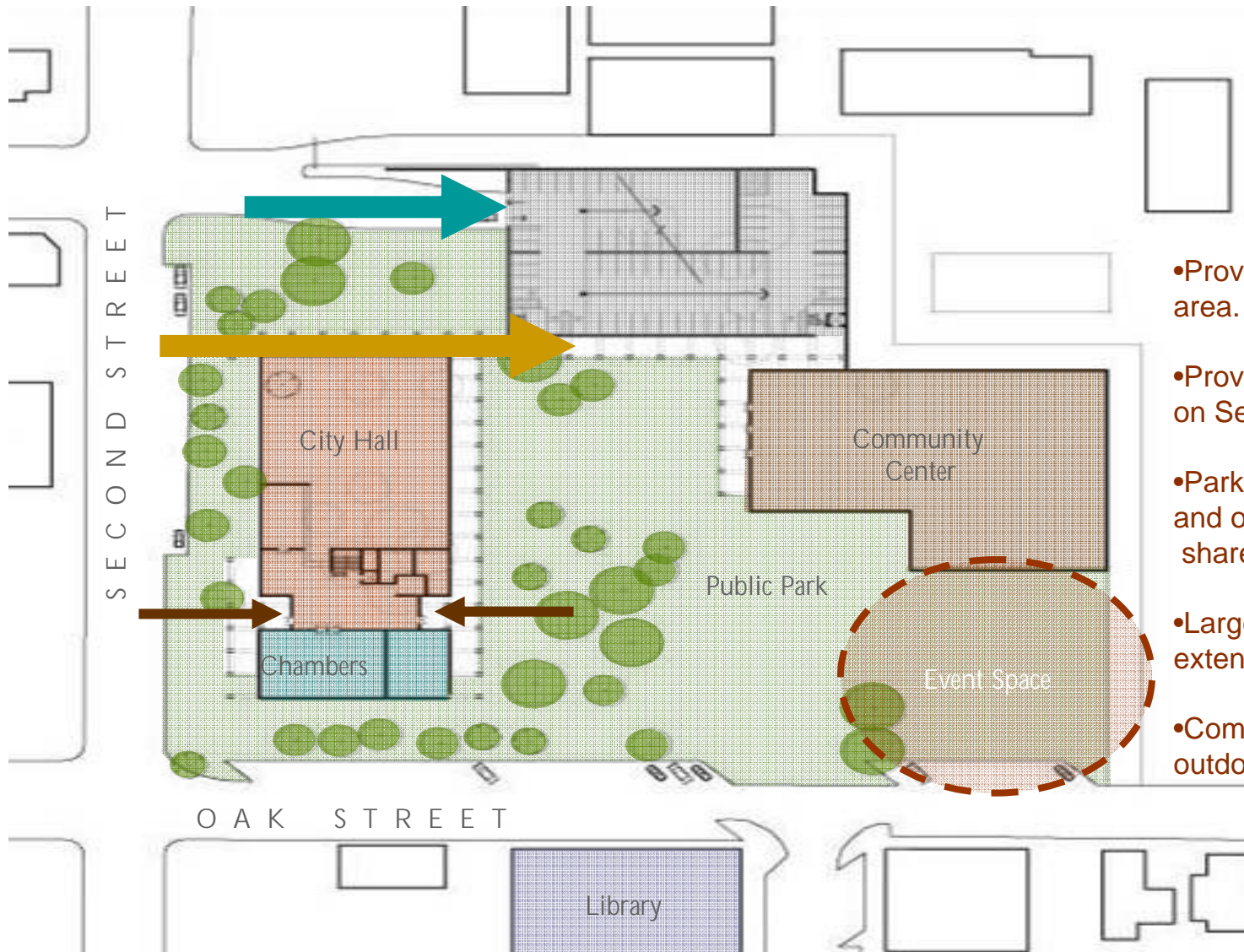
*Option 2*



# *Feedback*

## WHAT WE LEARNED

1. The park looks private and not public
2. I like the courtyard between the City Hall and Community Center
3. Parking structure too much of a focal point off Oak Street
4. Looks more like a college campus
5. Most trees saved in this option, which is a good thing
6. Would rather see park on corner
7. Align City Hall with parking structure and provide bridge connection
8. Move City Hall back and provide focal point at corner



- Provides 2.6 acre public park area.
- Provides strong civic presence on Second Street.
- Parking enters off Maple Street and offers shared use opportunity.
- Large Civic Plaza as and extension of public park
- Community Center allows for outdoor event space.

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*Option 3*



# *Feedback* WHAT WE LEARNED

1. Move City Hall up and create more contiguous park area
2. Flip City Hall and Community Center and create a drop off area
3. Like the larger Community Center space
4. Like the building flow
5. Move Park to front Second Street
6. Move City Hall further north
7. Park needs to be the first view off Oak Street
8. Don't like "L" shaped Community Center
9. Like the "broken up" park space

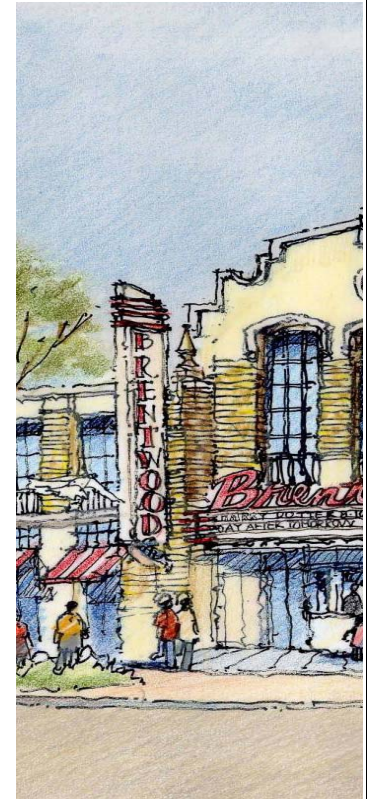
# *Commonalities*

## **What was the consensus?**

1. City Park should be more of a focal point at the corner of Oak and Second
2. City Hall should not be the focal point of the downtown
3. More contiguous park area is better than a divided park area
4. There should be a good flow between the Civic Center Structures
5. Site service and drop off areas need to be addressed
6. The project should be built in one phase
7. Views from the park should take precedent over views from the buildings
8. Save as many trees as possible
9. City Hall needs to move further north

# Agenda

- **Review Master Plan Findings**  
What Have We Learned?
- **Planning Alternatives Review**  
Options One Through Four
- **Construction**  
How is this Project Built?
- **Schedule**  
What Happens Next?
- **Library Relocation Considerations**
- **Discussion**  
What Do YOU Think?





## ***Master Plan Findings*** What Did We Learn?

*Workshops*  
*Cornfest Booth*  
*On-Line*  
*Postcards*



- Provides 2.8 acre public park area.
- Provides strong civic presence on Second Street
- Parking enters off Maple Street and offers additional downtown parking
- Large Plaza as an extension of public park
- Provides strong civic relationship between City Hall, Library and Community Center

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*Option 1*

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# *Feedback* WHAT WE LEARNED

1. Like the continuous phase of the project.
2. Like the design because the parking structure is set back behind the community center.
3. The park should be on the corner and not sandwiched between structures
4. Move City Hall back to school property
5. Move Park to front Second Street
6. Be more mindful of the views from the park and not from City Hall
7. Everything seems pushed together
8. Don't like council chambers on Oak Street
9. Make space allocation for water feature
10. Flip City Hall and the Community Center

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*Option 1*



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